

TOWN OF WAYNESVILLE

Zoning Board of Adjustment

9 South Main Street
Waynesville, NC 28786
Phone (828) 456-8647 • Fax (828) 452-1492
www.waynesvillenc.gov

Stephanie Strickland
Henry Kidder
Jack Suddath
Neil Ensley
David Felmet
Charles John Gisler

Development Services
Director
Elizabeth Teague

TOWN OF WAYNESVILLE

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

Town Hall – 9 South Main Street, Waynesville, NC 28786
Tuesday, December 4, 2018, 5:30 PM

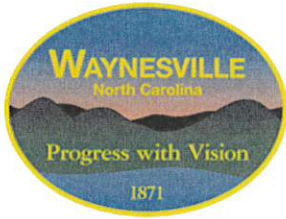
A. CALL TO ORDER:

1. Welcome/Announcements
2. Adoption of Minutes from the September 4, 2018 Meeting

B. BUSINESS ITEMS:

1. Requested variance of setback standards, Land Development Standards Section 2.4.1, at 519 North Main Street, Tax Parcel Identification Number 8615-58-0518.
2. Requested variance of commercial building design guidelines, Land Development Standards Section 5.10, at 1700 Russ Avenue, Tax Parcel Identification Number 8616-36-7164.
3. Requested variance of commercial building design guidelines, Land Development Standards Section 5.10, at 62 Overbrook Drive, Tax Parcel Identification Number 8615-79-2340.

C. ADJOURN



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Stephanie Strickland
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Joshua Morgan
George Escaravage
David Felmet
Edward Moore

Development Services
Director
Elizabeth Teague

Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786
Tuesday, September 4, 2018, 5:30 p.m.

THE WAYNESVILLE ZONING BOARD OF ADJUSTMENT held its regular meeting on September 4, 2018, at 5:30 p.m. in the board room of the Town Hall, 9 South Main Street, Waynesville, NC

A. CALL TO ORDER

Chairman Neal Ensley called the meeting to order at 5:30 p.m.

The following members were present:

Neal Ensley
David Felmet
Henry Kidder
George Escaravage
Edward Moore

The following members were absent:

Stephanie Strickland
Joshua Morgan

The following staff members were present:

Elizabeth Teague, Development Services Director
Chelle Baker, Administrative Assistant

1. Welcome/Calendar/Announcements

Chairman Neal Ensley called the meeting to order at 5:30 p.m. Mr. Ensley informed everyone that he had served on the board since 2002 and this would be his last meeting. He proposed that unless there were objections he would chair the meeting until elections of Board officers.

A motion was made by Board member Henry Kidder, seconded by Board Member David Felmet, for Mr. Neal Ensley to chair the meeting until the election. The motion passed unanimously.

Chairman Ensley welcomed the newly appointed and sworn in members, George Escaravage and Edward Moore, and invited all the board members to introduce themselves.

2. Adoption of Minutes

Chairman Ensley advised the board that even though a member may not have been at the meeting they are qualified to vote as a member of the board.

A motion was made by Board Member David Felmet, seconded by Board Member Henry Kidder, to approve the minutes of the April 3, 2018 board meeting as presented. The motion passed unanimously.

B. BUSINESS

1. Election of New Members

Chairman Ensley advised he was going to run the vote but he would not be personally voting. Ms. Elizabeth Teague, Director of Development Services, read an email from Board Member Stephanie Strickland that stated even though she was absent from the meeting tonight, she would be happy to serve in whatever capacity as needed.

Chairman Ensley opened nominations for chairman. Board Member Felmet stated that he did not want to be chairman. Ms. Teague advised that Board Member Moore was an alternate and had the same meeting obligations, but she was uncertain if an alternate could stand for chair or vice-chair.

A motion was made by Board Member George Escaravage to nominate Mr. Henry Kidder for chair. There being no other nominations, Board Member David Felmet seconded the nomination and made a motion to close nominations. All present agreed.

Mr. Ensley advised by acclamation that Board Member Henry Kidder was elected as chairman.

A motion was made by Board Member Henry Kidder, seconded by Board Member George Escaravage to nominate Mr. David Felmet for vice-chair. A motion was made by Board Member Henry Kidder to close nominations. All present agreed.

Mr. Ensley advised by acclamation that Board Member David Felmet was elected as vice-chairman.

Mr. Ensley passed along to newly elected Chairman Kidder a protocol of hearings of Variance of Application put together by Attorney Ron Sneed.

The Board and Ms. Teague gave their appreciation and thanks to Mr. Ensley for his many years of dedicated service, leadership, and respected contributions to the board and the community.

2. General information and overview for the year ahead

Ms. Teague presented to the board handouts of the Town of Waynesville's Code of Ordinances regarding the Board of Adjustment, basic standards for Quasi Judicial Hearings, and notes from the Institute of Government regarding Findings of Facts and roles of the board. Ms. Teague reviewed the role of the board and how a Quasi-Judicial Proceeding works. She stated that the goal of the board is justice with all being treated reasonably and fairly. Ms. Teague informed the board, on behalf of the staff, that it was ok for the board to not agree with the staff. She stated that there would be times the staff would ask for the board's help in making decisions. She addressed what Standing was in the Code of Ordinances, 15.5.1, and arbitrary and capricious definitions and how these apply to the staff and to the board. She also reviewed the process on appeals and variances.

C. **ADJOURN**

With no further business, a motion was made by Board Member David Felmet, seconded by Board Member George Escaravage, to adjourn the meeting at 6:06 p.m. The motion passed unanimously.

Henry Kidder, Chairman

Chelle Baker, Administrative Assistant

TOWN OF WAYNESVILLE
ZONING BOARD OF ADJUSTMENT

PROTOCOL FOR HEARINGS ON VARIANCE APPLICATIONS

- A. *Introduction.* [CHAIR INTRODUCES CASE BY READING THE AGENDA ITEM AND THEN ADDS SOMETHING LIKE THE FOLLOWING].

“This is a hearing to determine whether a property owners is entitled to a variance, which is a relaxation or modification of the application of a town ordinance. You are advised that the hearing on this matter will be *quasi-judicial* in nature. Accordingly, we can only entertain testimony or other evidence which is material and relevant to the case at hand. If you desire to testify, you must first be sworn, and you will be subject to examination by the members of this Board, by Town staff, the applicant, or another party who may be opposed to your position.

“It is incumbent upon this board to preserve an accurate record of what transpires here; therefore, we ask you to observe some rules of conduct. First, do not speak unless you have been recognized by me and are standing at the podium. Second, when you arrive at the podium, please state your name and address for the record.”

An applicant is entitled to a variance when unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting**

from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The applicant bears the burden of proving it is entitled to relief from this Board. A vote of four-fifths of the Board in favor of the Applicant is required to grant the requested variance. This board consist of five members, so four members must vote in favor of the applicant for the variance to be granted.

B. *Swear Witnesses.* "Now, if you expect to testify in this matter, I ask you to come forward so that you may be sworn in.

[ONCE THE WITNESSES ARE ASSEMBLED, ADMINISTER THE OATH].

Raise you right hands. Do you swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth? If so, please say, 'I do.'"

C. *Determination of Party Status.* [THE CHAIR STATES THE FOLLOWING:]
"The Town and the applicant are determined to be parties with standing in this matter. Other persons are entitled to give testimony; however, if you desire to examine witnesses or present arguments, you must first be determined to have standing in the case. This means that you have a substantial interest in the

outcome of the case which is different in kind from that of the general public. If there is anyone who wishes to be determined to have standing, please advise the board at this time so that we may examine you and make that determination."

- D. ***Ethical Considerations.*** [AFTER SWEARING THE WITNESSES AND BEFORE OPENING THE HEARING, THE CHAIR SHOULD POLL THE MEMBERSHIP CONCERNING CERTAIN ETHICAL CONSIDERATIONS.]

"I am now going to poll the members concerning certain ethical considerations.

[TO THE MEMBERS:] First, have any members of this Board had any conversations or contacts concerning this case other than the agenda packet distributed to the Board in anticipation of this meeting?

[IF SO, THE MEMBER SHOULD ANNOUNCE THE NAME(S) OF THE PERSON(S) WITH WHOM THE CONTACT OCCURRED AND THE SUBSTANCE OF THE COMMUNICATION.]

Second, is any member subject to an impermissible conflict of interest which would make the member unable to be an impartial decision-maker in the matter under consideration?

[IMPERMISSIBLE CONFLICTS INCLUDE, BUT ARE NOT LIMITED TO, A MEMBER HAVING A FIXED OPINION PRIOR TO HEARING THE MATTER THAT IS NOT SUSCEPTIBLE TO CHANGE, UNDISCLOSED EX PARTE COMMUNICATIONS, A CLOSE FAMILIAL, BUSINESS, OR OTHER ASSOCIATIONAL RELATIONSHIP WITH AN AFFECTED PERSON, OR A FINANCIAL INTEREST IN THE OUTCOME OF THE MATTER. PARTIES HAVE THE RIGHT TO CONDUCT VOIR DIRE (OR QUESTIONING) OF BOARD MEMBERS. A MEMBER SHOULD RECUSE HIMSELF FROM HEARING A CASE IF HE OR SHE CANNOT BE AN IMPARTIAL DECISION-MAKER. IF A CHALLENGED MEMBER DECLINES TO RECUSE HIMSELF OR HERSELF, THE OTHER MEMBERS SHOULD VOTE ON THE QUESTION OF WHETHER THE MEMBER SHOULD BE EXCUSED. ONCE THIS PROCESS IS

COMPLETED, OR IF THERE IS NO CHALLENGE TO A BOARD MEMBER, THE CHAIR SHOULD ADDRESS THE PARTIES AS FOLLOWS:]

Does any party have an objection concerning the impartiality of this panel?

- E. *Staff Presentation.* [THE PLANNING DIRECTOR OR DESIGNEE, PRESENTS A SUMMARY OF THE HISTORY OF THE APPLICATION AND CONTENTS OF THE FILE AND ANY OTHER TESTIMONY RELEVANT TO THE MATTER. THE APPLICANT AND ANY OTHER DESIGNATED PARTIES ARE OFFERED THE OPPORTUNITY TO CROSS-EXAMINE.]
- F. *Applicant's Case.* [THE APPLICANT PRESENTS ITS CASE. OTHER PARTIES ARE OFFERED THE OPPORTUNITY TO CROSS-EXAMINE.]
- G. *Other Cases.* [ANY OTHERS WHO HAVE BEEN GRANTED PARTY STATUS (INCLUDING THE TOWN) PRESENT THEIR CASES. THE APPLICANT AND ANY OTHER DESIGNATED PARTIES ARE OFFERED THE OPPORTUNITY TO CROSS-EXAMINE.]
- H. *Other Testimony.* [ANY OTHERS PRESENT WHO WISH TO TESTIFY ARE INVITED TO DO SO. PARTIES HAVE THE OPPORTUNITY TO CROSS-EXAMINE.]
- I. *Rebuttal.* [THE PARTIES ARE AFFORDED THE OPPORTUNITY TO PRESENT REBUTTAL TESTIMONY IN THE FOLLOWING ORDER: THE TOWN, THE APPLICANT, OTHER PARTIES. REBUTTAL SHOULD BE LIMITED TO ADDRESSING MATTERS RAISED BY OTHER PARTIES IN THEIR TESTIMONY.]
- J. *Closing Arguments.* [IF REQUESTED, THE CHAIR MAY ALLOW PARTIES TO PRESENT CLOSING ARGUMENTS. IF CLOSING IS PERMITTED ANY PARTY, IT MUST BE PERMITTED ALL. THE APPLICANT HAS THE RIGHT TO BE THE LAST TO PRESENT CLOSING ARGUMENTS.]
- K. *Close the Hearing.* [AT THE CONCLUSION OF THE EVIDENCE AND CLOSING ARGUMENTS, IF ANY, THE CHAIR SHOULD CLOSE THE HEARING. THERE SHOULD BE NO MORE DIALOGUE BETWEEN THE AUDIENCE AND THE

BOARD. THE HEARING MAY BE REOPENED ON MOTION AND A MAJORITY VOTE OF THE BOARD.]

- L. *Deliberation.* [BOARD MEMBERS SHOULD BE FORTHCOMING ABOUT THEIR ANALYSIS OF THE CASE. REMEMBER THIS IS A PUBLIC HEARING. MAKE SURE YOUR DISCUSSION IS . STAFF IS WORKING HARD TO MAKE A RECORD, AND THE APPLICANT AND THE REST OF THE PUBLIC ARE ENTITLED TO KNOW THE REASONS FOR YOUR DECISION. NO WHISPERING!! IT IS RECOMMENDED THAT THE BOARD DISCUSS EACH OF THE FOUR REQUIREMENTS THAT MUST BE PROVEN BY THE APPLICANT --- A CHECKLIST/WORKSHEET WILL BE PROVIDED TO HELP FOCUS ON THESE REQUIREMENTS]
- M. *Motion and Vote.* [USE THE SUGGESTED MOTION WHICH WILL BE PROVIDED YOU IN YOUR AGENDA PACKET. ONCE THE MOTION HAS BEEN SECONDED, STATE SUCCINCTLY THE WAY YOU INTEND TO VOTE AND THE REASONS FOR THAT VOTE.]

Board of Adjustment Staff Report

Subject: Variance Request at PIN 8615-58-0518, for side yard setback between 519 and 525 North Main.
Ordinance Section: Chapter 2, Section 2.4. Dimensional Standards by District
Applicant: Steven McClure
Meeting Date: December 4, 2018

Summary Information:

Application Date: November 16, 2018
Proposed Location: Lot of multiple units #s 515, 525, 545, 555 N. Main Street
Property Owner: Bobby Joe McClure
Acreage of site: 0.59 acres
Zoning District: Walnut Street Neighborhood Residential District (MXO)
*Minimum side yard setback of 10'
*Minimum lot size = 1/6 acre or 7,260 sf
Existing Development: Professional Offices
Nature of Variance: Request to allow 3.01' encroachment of existing structures within side yard setbacks in order to accommodate a subdivision of land between existing buildings.

Background:

The subject property is a conforming lot with one residential structure and one multi-unit commercial structure that are currently used for offices. Bobby Joe McClure would like to subdivide the lot in order to convey a newly created lot holding the residential structure to his son Stephen McClure. The two structures currently exist on the same lot and are just under 14' apart at their closest points. When two buildings are on the same lot, the setback requirements is 6' between buildings. When two buildings are on separate, abutting lots, the sideyard setback (building to boundary line) is 10'. The applicant has submitted a draft survey showing that each building would be 6.99' from the boundary line at its closest point. Therefore, a maximum side yard setback variance of about 3.01' on each side of the newly drawn subdivision boundary would be required where the buildings would encroach upon the side yard setback of the new lots.

From a building code standpoint, each building is considered a "Group B" with an assumed Type IV Construction. Therefore, wherever the buildings encroach within 10' of the sideyard setback, the building walls must be rated to a 1 hour fire wall.

Surrounding Land Use/Zoning Patterns:

The property is located along North Main Street within the Walnut Street Neighborhood Residential District and as part of the "Mixed-use" area which allows professional offices. It is bordered to the north and south by commercial property and to the east by a single family home.

The purpose and intent of this district as established by the Land Development Standards are below. The Dimensional Standards for the District and information on subdivisions and variances are also attached.

2.3.3 Neighborhood Residential Districts (NR) Purpose and Intent

- I. *The **Walnut Street Neighborhood District (WS-NR)** is an important, older, in-town, heavily canopied neighborhood district separating three major centers: the Russ Avenue Town Center, the North Main Street Boulevard District and the Central Business District. This district will continue to develop with a strong residential core of medium-density, single family homes surrounded by appropriately designed service and business uses along Walnut and North Main Streets. Any new development in this area needs to maintain the high quality of building construction present in the district. A residential scale will be required for all new development. As the lots in this district are larger, and due to the walkable nature of the area, accessory dwellings are encouraged. Sidewalks, which are found throughout the district, will be required for any new development. The tree canopy, which defines the area, must be enhanced with future development in order to continue the differentiation between this district and the adjoining, more urban districts.*

2.6.2 Mixed-Use Overlay District

- A. **Purpose:** *The Mixed-Use Overlay District (MX-O) is a zoning overlay district established to permit certain limited mixed-uses within residential neighborhoods.*
- B. **Applicability:** *The frontage of locations or blocks shall be identified on the Land Development Map to permit certain non-residential uses as permitted in the Use Table in Section 2.5.3. Such locations are noted as either PC (permitted on any Corner Lot located at the intersection of two publicly-maintained streets) or PL (Permitted in Designated Locations on the Land Development Map).*

Variance requirements and Potential Findings:

The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings. Town staff has provided possible findings for each criteria in a bulleted format for Board members' considerations.

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - An un-necessary hardship would result from the strict application of the ordinance in the case of the side yard setbacks because, the two structures are already in existence, with tax records listing construction as 1925.
 - The variance requested is the minimum necessary and would not change the nature of what is already there or create new construction or impact.
 - Without the variance, the property cannot be conveyed to a direct descendent through the "family subdivision" statutory exemption as provided in Section 6.2.1 of the Land Development Standards.

(2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- The hardship presented is peculiar to the property in that it is an existing lot with two individual structures within it. The only way to subdivide the property is to draw the boundary line between the two buildings as depicted on the survey.
- The property houses professional offices as allowed by zoning with a shared parking lot, driveway access and dumpster. In order for the lot to be subdivided without the variance, one of the buildings would have to be moved over in order to create the proscribed sideyard setback.

(3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

- Property was purchased by current owners in 1978. There is no other practical way to subdivide the lot without creating a sideyard setback encroachment.

(4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

- Granting of this variance would not create an impact to the District and would not change the physical reality of the existing lot and the structures as they are now.
- Granting of the variance would be for the minimum encroachment needed and would not allow future expansion or encroachment along the new property line.

Parcel Report For 8615-58-0518

MCCLURE, BOBBY JOE
MCCLURE, BOBBIE JEAN
214 KNOLLWOOD DR
WAYNESVILLE, NC 28786

Account Information

PIN: 8615-58-0518
Legal Ref: 300/113
257/816
Add Ref: A92/557

Site Information

OFFICE, GENERAL, CONVERTED RESIDENC
COMMERCIAL USE, COMMERCIAL USE
555 N MAIN ST

Heated Area: 2000
Year Built: 1925
Total Acreage: 0.59
Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$106,200
Building Value: \$287,600
Market Value: \$393,800
Deferred Value: \$0
Assessed Value: \$393,800
Sale Price: \$22,000
Sale Date: 8/7/1978

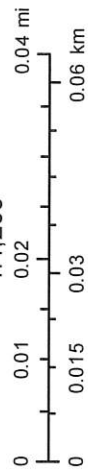


1 inch = 50 feet

November 28, 2018

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

1:1,200



2.4 Dimensional Standards by District

2.4.1 Table of Dimensional Standards by Residential District

Standard	Residential – Low Density (RL)	Residential – Med Density (RM)	Neighborhood Residential (NR)	Urban Residential (UR)
1. Applicable Districts	CC-RL, EN-RL, FC-RL, HT-RL	CP-RM, D-RM, HM-RM, SW-RM	AC-NR, LL-NR, MS-NR, N-NR, PS-NR, PC-NR, RC-NR, SS-NR, WS-NR	EW-UR, H-UR
2. Development Standards				
a. Density (max base)	6 units/acre	8 units/acre	10 units/acre	16 units/acre
b. Density (max with SUP)	12 units/acre	12 units/acre	16 units/acre	24 units/acre
c. Civic Space (min) per CH 7	10% - Open Space Only	10%	5%	5%
3. Lot Standards				
a. Lot Area –House	½ acre	¼ acre	1/6 acre	1/6 acre
b. Lot Area – All bldg types with rear vehicular access	Subject to density	Subject to density	Subject to density	Subject to density
c. Lot Width (min) - With rear vehicular access	60 ft n/a	50 ft 16 ft	50 ft 16 ft	50 ft 16 ft
d. Frontage at Front Setback	n/a	n/a	n/a	n/a
e. Pervious Surface (min)	20%	20%	10%	10%
4. Building Setback (min)				
a. Principal Front ¹	20 ft	10 ft	10 ft	10 ft
b. Street Side/Secondary Front ¹	20 ft	5 ft	5 ft	5 ft
c. Side (from adjacent lot)	10 ft	10 ft	10 ft	10 ft
d. Setback Between Bldgs	15 ft (10 ft)	6 ft	6 ft	6 ft
e. Rear	20 ft	6 ft	6 ft	6 ft
5. Accessory Structure Setback				
a. Side	5 ft	5 ft	5 ft	5 ft
b. Rear	5 ft	5 ft	5 ft	5 ft
c. Other Standards	See Section 4.6.3	See Section 4.6.3	See Section 4.6.3	See Section 4.6.3
6. Building Height (in Stories)				
a. Principal Building (max) 4&5	3 stories	3 stories	3 stories	3 stories
b. Accessory Structure (max)	2 stories	2 stories	2 stories	2 stories
7. Outdoor Storage				
a. Residential Uses	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²	Permitted in all districts ²
b. Nonresidential Uses	Not permitted	Not permitted	Not permitted	Not permitted

¹ Where no right-of-way exists or if the right-of-way is only inclusive of the street pavement add 10 ft. See also 4.3.1.A.3.

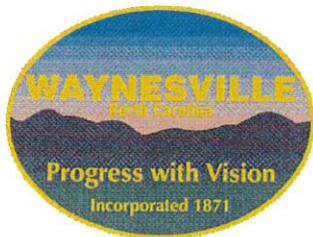
² Customary storage as an accessory to residential use of the property

2.4.2 Table of Dimensional Standards by Mixed-Use/Non-Residential District

Standard	Neighborhood Center (NC)	Business District (BD)	Regional Center (RC)	Commercial Industrial (CI)
1. Applicable Districts	NM-NC, PS-NC, RC-NC	CBD, H-BD, SM-BD	DJ-RC, HC-RC, RA-RC	CI
2. Development Standards				
a. Density (max base)	None	None	None	None
b. Green/Open Space (min) per CH 7 (tentative)	2% for residential units only	Exempt	2% for residential units only	None
c. Building Footprint (Max)	8,000 sf (may exceed with an SUP/CD)	None	None	None
3. Lot Standards				
a. Lot Area	None	None	None	None
b. Lot Width	None	None	None	None
c. Frontage at Front Setback	n/a	100%	n/a	n/a
d. Pervious Surface (min)	n/a	n/a	n/a	20%
4. Building Disposition				
a. Principal Front Setback	0 ft (min) – 20 ft (max) (10 ft min from fronting thoroughfare)*	0 ft (min) – 10 ft (max)	0 ft (min) (10 ft min from fronting thoroughfare)	15 ft
b. Street Side/Secondary Front Setback	0 ft (min) – 20 ft (max) (10 ft min from fronting thoroughfare)*	0 ft (min) – 10 ft (max)	0 ft (min) (10 ft min from fronting thoroughfare)	15 ft
c. Side Setback (from adjacent lot)	0 ft	0 ft	10 ft	15 ft
d. Setback Between Bldgs	0 ft	0 ft	6 ft	n/a
e. Rear Setback	5 ft	20 ft	6 ft	10 ft
5. Accessory Structure Setback				
a. Side	0 ft	5 ft	5 ft	5 ft
b. Rear	0 ft	5 ft	5 ft	5 ft
c. Other Standards	See Section 4.6.3	See Section 4.6.3	See Section 4.6.3	See Section 4.6.3
6. Building Height (in Stories)				
a. Principal Building (max) 4&5	3 stories	3 stories / 4-5 stories (CBD)	4-5 stories	3 stories
b. Accessory Structure (max)	2 stories	2 stories	2 stories	2 stories
7. Outdoor Storage				
a. Residential Uses	Permitted in all districts**	Permitted in all districts**	Permitted in all districts**	Permitted in all districts**
b. Nonresidential Uses	Subject to Type A screening	Subject to Type A screening	Subject to Type B screening	Subject to Type C screening

* Exception: Where parking is permitted in the front yard per section 9.3, the maximum setback shall not be applicable.

** Customary storage as an accessory to residential use of the property



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Variance Request

Property Address/Location: 519, 525, 545 + 555 N. MAIN ST

Property PIN: 8615-58-0518 Property Zoning District: WALNUT ST NEIGHBORHOOD
RESIDENTIAL MIXED USE

Flood Zone?: YES Historic Property or District?: NO

Signature of property owner of record: Bobby Joe McClure Date: 11-16-18

*Applicant Name: Steve McClure Applicant Phone #: 828-400-6272

Applicant Address: 187 Worsham Dr, Waynesville, NC 28786
Application must be filed by the owner of the property or by an agent specifically authorized by the owner.

I, Steve McClure, hereby petition the Board of Adjustment for a variance from the provisions of the Town Ordinance Land Development Standards for this property as described below.

Applicable Ordinance Section: Section 2.4.1

Ordinance requirement from which relief is sought: Minimum building setback

Variance requested and why (attach additional sheets, maps, or other information as necessary):

requesting a reduction in the setback.

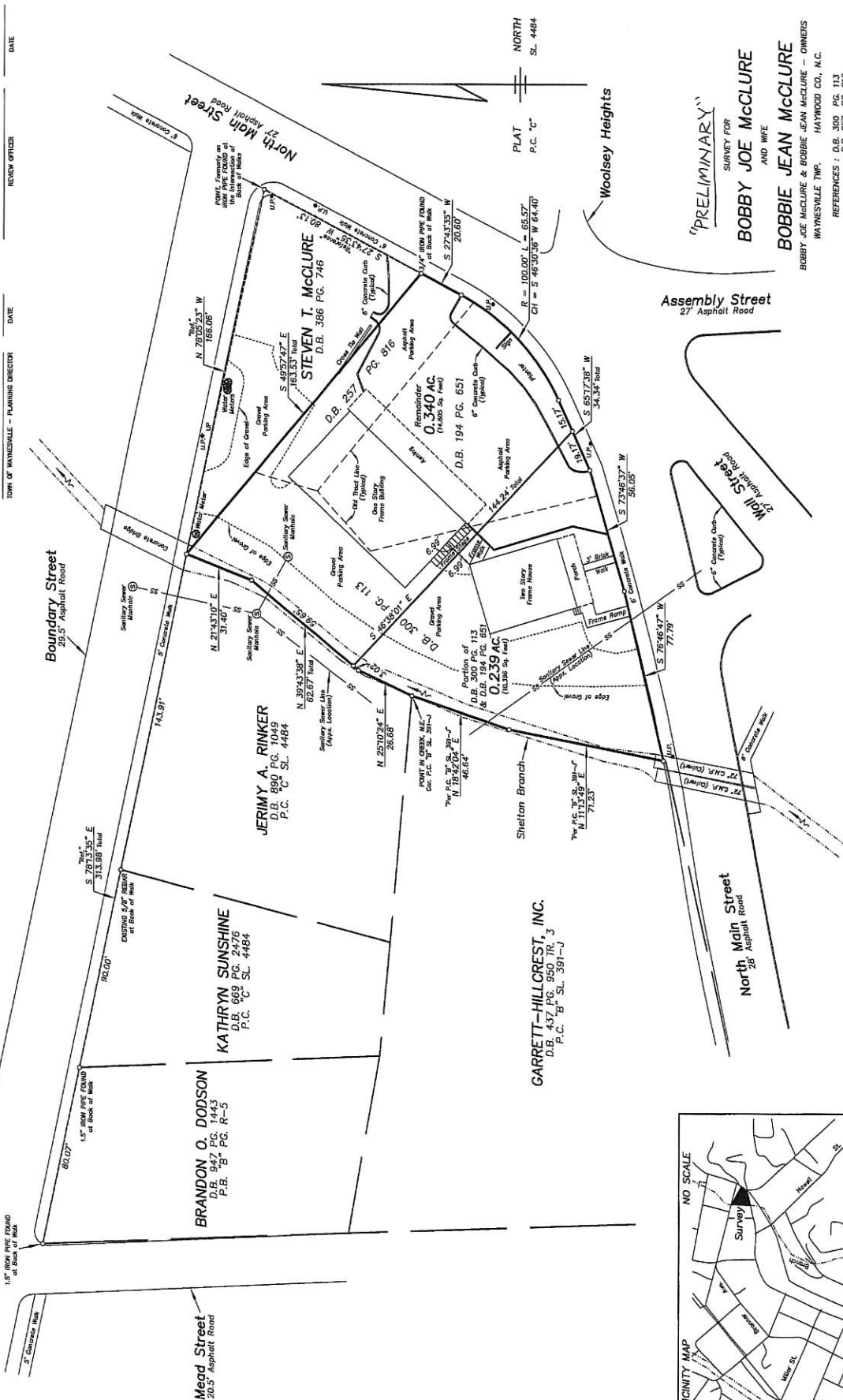
Applicant Signature: Steven T McClure Date: 11-16-18











"PRELIMINARY"

BOBBY JOE MCCLURE
SURVEY FOR

AND WIFE

BOBBIE JEAN MCCLURE

JOE McCURE & BOBBIE JEAN McCURE - OWNERS
WAYNESVILLE TWP. HAYWOOD CO., N.C.

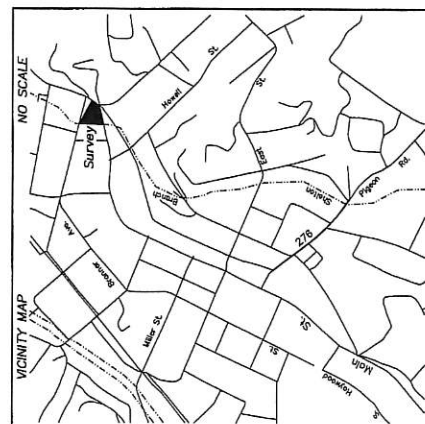
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D.B. 257 PG. 816

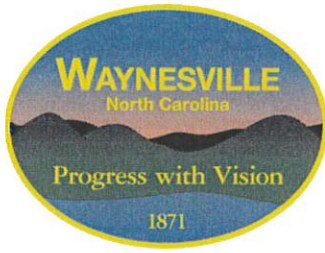
10 0 30 60 90
SCALE : 1" = 30'
DATE : NOVEMBER 15, 2018

L. KEVIN ENSLEY - CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (FIELD OR OFFICE) AND THAT THE INFORMATION IN BOOK _____ PAGE _____ OF THE PLAT COMPOSITION IN BOOK _____ PAGE _____ OF THE PLAT COMPOSITION WAS OBTAINED FROM A SOURCE THAT I BELIEVE TO BE TRUE AND CORRECT. I BELIEVE THAT THE INFORMATION FOUND IN BOOK _____ PAGE _____ OF THE PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT. SEE: PAGE _____ OF THE PLAT. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT. THAT THE RATIO OF PRECISION WAS CALCULATED AS 1:10,000. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS 47-30 AS ALLOWED; THAT THE SURVEY IS A COURT-ORDERED SURVEY, OR OTHER EXCEPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION, WITHIN MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15th day of NOVEMBER, A.D., 2018.

NOTES & LEGEND

- 1.) ALL ROADS ARE PRIVATE, UNLESS OTHERWISE NOTED.
- 2.) AREA COMPUTED BY D.M.D. METHOD.
- 3.) TOTAL AREA = 0.579 ACRES.
- 4.) IRON PIN SET = 5/8" REBAR WITH I.D. CAP.
- 5.) SANITARY SEWER LINE = ——— SS ——— SS —





TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

November 19, 2018

Town of Waynesville Board of Adjustment

The Town of Waynesville Board of Adjustment will hold a public hearing on Tuesday, December 4, 2018 at 5:30 PM in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider a requested variance of setback standards (Land Development Standards Section 2.4.1) at 519 North Main Street, Tax Parcel Identification Number 8615-58-0518.

For more information please contact Elizabeth Teague at (828) 456-8647 or Byron Hickox at (828) 452-0401, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague
Development Services Director
Town of Waynesville

CLARK, BENJAMIN H
CLARK, COURTNEY H
451 BOUNDARY ST
WAYNESVILLE, NC 28786

METCALF, THEATA WOOD
471 BOUNDARY ST
WAYNESVILLE, NC 28786

MASSIE LTD PTNRP
PO BOX 274
WAYNESVILLE, NC 28786

NOONAN, ELIZABETH H
1 PICKENS ST
BEAUFORT, SC 29907

HADDAD, JAMAL
17444 GREAT SMOKY MTN EXPY
WAYNESVILLE, NC 28786

RATCLIFFE, SARAH STOVALL
PO BOX 899
WAYNESVILLE, NC 28786

AUSTIN, WALTER W
AUSTIN, CLYDE T
2661 STANISLAUS CIR
MACON, GA 31204

FENDER, BETTY P
55 HAMER AVE
WAYNESVILLE, NC 28786

BLUE RIDGE
ACQUISITION & DEVELOPMENT
102 LOCHVIEW DR
CARY, NC 27511

W R BOYD INVESTMENTS
44 ACADEMY ST
WAYNESVILLE, NC 28786

GARRETT-HILLCREST INC
C/O STEWART ENTERPRISES
PO BOX 11250
NEW ORLEANS, LA 70181-1250

RINKER, JERIMY A
RINKER, JOANNE K
464 BOUNDARY ST
WAYNESVILLE, NC 28786

SUNSHINE, KATHRYN E
PO BOX 1078
WAYNESVILLE, NC 28786

MCCLURE, STEVEN TAYLOR
187 WORSHAM DRIVE
WAYNESVILLE, NC 28786

Zoning Board of Adjustment Staff Report

Subject: Variance of the commercial building design guidelines for Mountain Credit Union located at 1700 Russ Avenue, Land Development Standards Section 5.10
Applicant: Mountain Credit Union
Meeting Date: December 4, 2018

Summary Information:

Application Date: November 9, 2018
Proposed Location: 1700 Russ Avenue – PIN 8616-36-7164
Property Owner: Mountain Credit Union
Acreage of site: 6.23 acres
Zoning District: Dellwood Medium Density Mixed-Use Overlay
Existing Development: Undeveloped lot

Background:

The subject property consists of 6.23 acres, adjacent to Russ Avenue. The lot has been graded and some site and foundation work has been done, but is otherwise undeveloped. The proposed development is the construction of a new 2-story building with a footprint of 2,700 square feet and a covered drive-through area.

Section 5.10.3(C)2 of the Land Development Standards states that “At least fifty (50) percent of the length of building along the side street building façade” must be comprised of transparent glazing. The proposed building has a front façade that is 111 feet in length. Therefore, 55.5 feet of transparent glazing would be required on this façade. The original building drawings indicated 33 feet of windows and doors along the Russ Avenue façade, only 29.7 percent of the total length of the façade. A second building design was submitted with several windows added, but this design only brought the total percentage of glazing to 40.5 percent, still 9.5 percent short of the LDS requirement.

Current zoning is Dellwood Medium Density Mixed-Use Overlay. The purpose and intent of this district as established by the Land Development Standards, Section 2.3.2(B) states:

The **Dellwood Residential—Medium Density District (D-RM)** shall develop predominately as a low to medium density residential district separating the Russ Avenue and Dellwood/Junaluska Town Centers. Promoting a mixture of residential densities, this district shall be developed with such enhancements to residential living as pedestrian access and the provision of open space. Higher density development and limited business and professional services shall be promoted along Russ Avenue with larger lots and cluster development promoted throughout the district. Nonresidential uses typically found in residential areas are permitted, however, development in this district shall be designed to clearly define the residential appearance and scale of the area and to define the differences between this area and the Russ Avenue Town Center and Dellwood/Junaluska Area Center.

Surrounding Land Use/Zoning Patterns:

Surrounding land use is residential and undeveloped to the north, south, east, and west. The property is bordered along its entire western edge by U.S. Highway 276 (Russ Avenue) and along its entire eastern edge by Golf Course Road. All properties that are contiguous to the property in question are also located within the Dellwood Medium Density District, and all contiguous properties to the north, south, and west are also located within the Mixed-Use Overlay, which permits several non-residential uses.

Proposed Variance:

The requested variance would permit Mountain Credit Union to construct a new building with a design that incorporates glazing (windows and doors) as 40 percent of the front façade ground floor. The building will otherwise comply with the Town of Waynesville's commercial building design standards.

Town staff has encountered previous proposed developments for which the glazing requirements were extremely difficult to meet. The 50 percent requirement for glazing along a front façade seems to have been conceived with a downtown style building in mind, and would make sense in such a setting. However, in mixed-use areas, which are by their very design, transitional in nature, this amount of glazing seems excessive. As noted above, the Land Development Standards' purpose and intent for this district calls for development to define the "residential appearance" of the area. Facades with 50 percent of their length composed of glazing would not have a particularly residential appearance.

Staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - The requirement of 50 percent of glazing along the front façade of the proposed building would greatly impact the overall function of the building. As a financial institution, there are specific uses of the interior space that require enhanced privacy and security. Windows simply would not permit this.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
 - Given the building's location along Russ Avenue, a 5-lane state highway, and its proposed placement 95 to 105 feet from the edge of the roadway, the requirement of a large amount of glazing does not correspond to the Land Development Standards' emphasis on designing buildings with a residential appearance.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - The hardship is not the result of actions taken by the property owner. In fact, Mountain Credit Union and its design professionals have made a significant good faith effort to redesign the proposed building to incorporate as much glazing as is feasible considering the overall function of the building.

- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
- Staff consensus is that the building's design meets these standards. 40 percent glazing is a significant amount of windows and doors on the front façade of the proposed building. Staff consensus is that the addition of more windows or doors would actually detract from the building's overall appearance.

Public Notice:

Notice of the Public Hearing was mailed to owners of property within 100 feet of the subject property on November 19, 2018. Notice was submitted to local media on November 20, 2018.

Report For

MOUNTAIN CREDIT UNION
38 MAPLE ST
WAYNESVILLE, NC 28786

Account Information

PIN: 8616-36-7164

Legal Ref: 934/1552

Add Ref: 937/2020

CABC/7663

Site Information

1700 RUSS AVE

Heated Area: 0

Year Built: 0

Total Acreage: 6.23

Township: TOWN OF WAYNESVILLE

Site Value Information

Land Value: \$686,500

Building Value: \$0

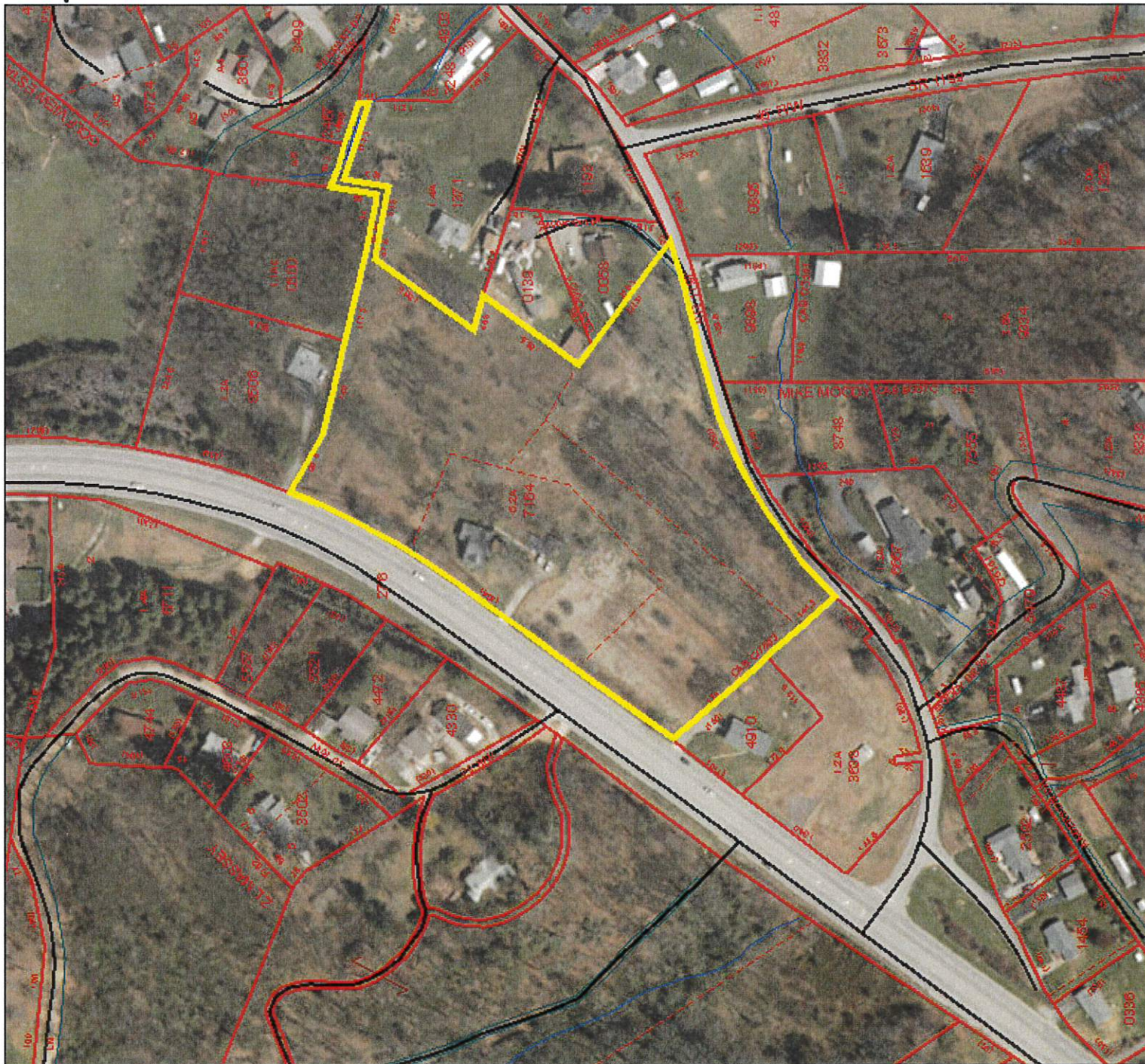
Market Value: \$686,500

Deferred Value: \$0

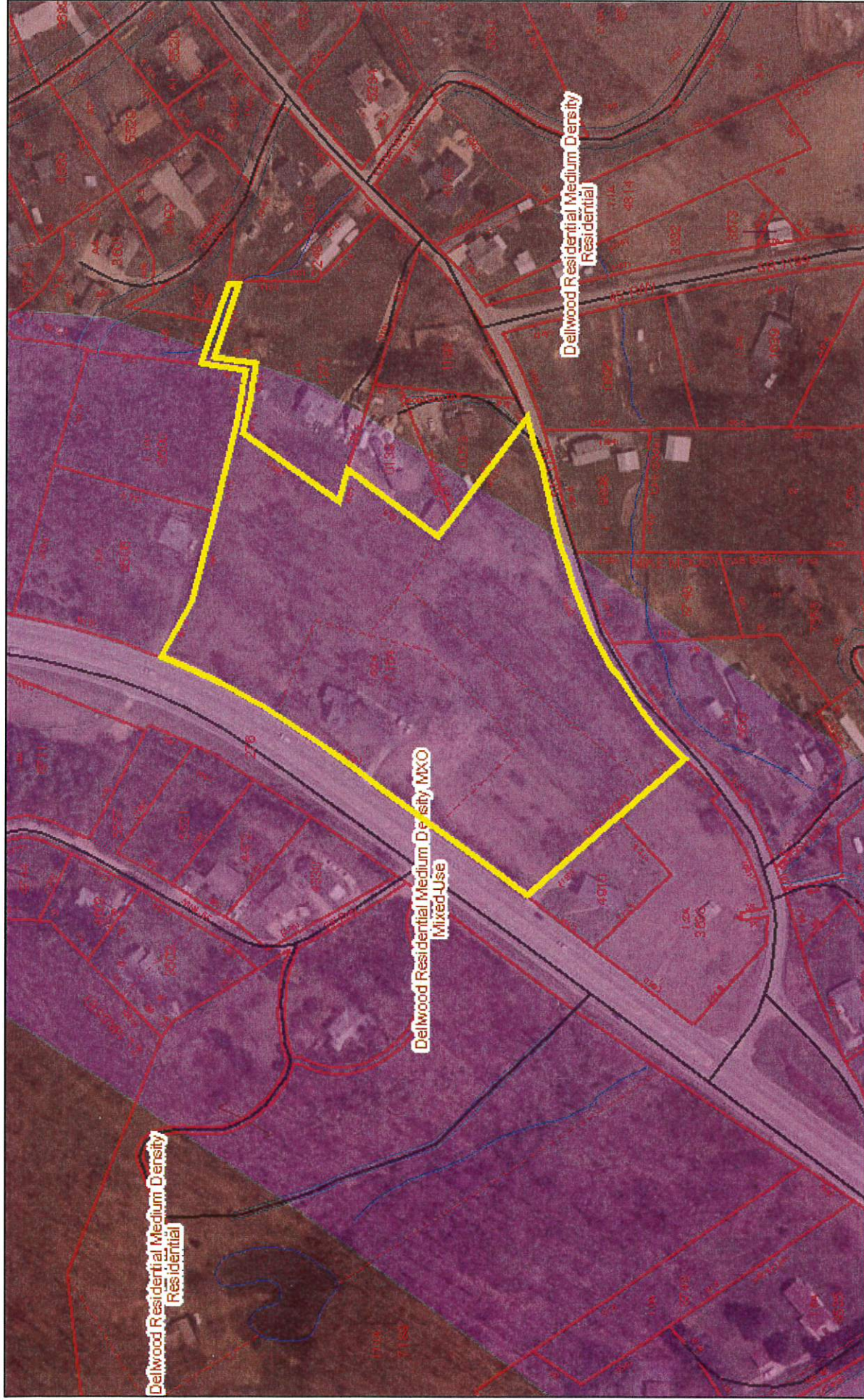
Assessed Value: \$686,500

Sale Price: \$750,000

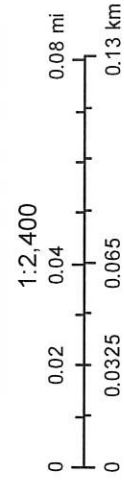
Sale Date: 8/18/2017



Surrounding Zoning - 1700 Russ Avenue



November 29, 2018



Town of Waynesville Code of Ordinances Land development Standards Excerpt

5.10 - Mixed-Use/Commercial Building Design Guidelines.

The following standards are applicable to all Mixed-use and Commercial building types.

5.10.1 Minimum Height (Mixed-Use Buildings Only).

The minimum height on the front elevation shall be two (2) stories.

5.10.2 Facade Materials.

A. **Materials:** Commercial building walls visible from a public street or civic space shall be primarily standard brick, stacked stone, stone or stone masonry units, wood clapboard, cementitious fiber board, or exposed heavy timber. Glass curtain walls may be approved subject to Design Review to ensure the styling and details are appropriate for the context. Decorative concrete masonry units (CMU) and exterior insulation finishing systems (EIFS) may be used on facades not facing a public street or civic space or as a secondary building material only (less than 25% of the wall area) on primary frontage facades.

B. **Balance of Wall Materials:** When two or more materials are used on a façade, the heavier material shall be placed below the lighter material (e.g., siding over brick) to give the sense of support and grounding.

5.10.3 Ground Level Detailing.

A. **Minimize Blank Walls:** Expanses of blank walls facing streets (excluding rear access drives or alleys) or public civic spaces may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)

B. **Ground-Level Glazing:** Window glazing and doorways shall be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way. All ground level windows shall provide direct views to the building's interior extending a minimum of 6 feet behind the window.



C. Transparency Zone: Glazing that is transparent under all lighting conditions shall extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing shall extend from the corner of the front facade for a depth equal to:

1. Mixed-Use Buildings: At least sixty-five (65) percent of the length of building along the side street building facade.
2. Commercial Buildings: At least fifty (50) percent of the length of building along the side street building facade.
3. Commercial Buildings with Uses Greater than 100,000 sq ft: At least twenty-five (25) percent of the length of building along the side street building facade. (from 154.212.E)

D. Canopies/Awnings: A building canopy, awning, or similar weather protection may be provided and should project a minimum of 5 feet from the façade.

E. Ventilation Grates and Emergency Exit Doors: Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative. Unless otherwise required by the building code, such grates and doors shall be located away from pedestrian spaces (sidewalks and pedestrian paths).

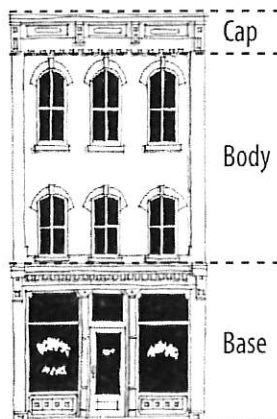
5.10.4 Utilities.

A. Rooftop Equipment: All rooftop equipment shall be screened from view to the extent practical given the varied topography of Waynesville. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the otherwise utilitarian equipment (e.g., painting the equipment to match the building) may be approved by the Administrator.

B. Wall Mounted Equipment: No wall-mounted building utility service equipment (e.g., electrical house panel boxes) shall be placed on the public street right-of-way side of the building.

5.10.5 Façade Articulation.

Articulation involves the horizontal and vertical variation of the façade so that walls are subdivided into bays or sections that are vertically proportioned. The following provisions for façade articulation shall apply to any façade visible from a public street or civic space. For buildings set back more than 200 feet from the street, the standards in this subsection apply only to the primary façade facing the street.

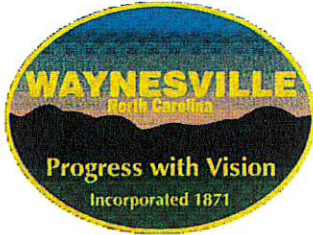


A. Vertical Elements: All architectural elevations of principal buildings [over 20 feet in height] visible from a public street or civic space shall have a clearly discernable base, body, and cap. The base shall occupy the lowest portion of the elevation, shall have a height of at least three (3) feet, and be constructed of a masonry material. The component described as the body shall constitute a minimum of 50% of the total building height. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a dimension that does not exceed the height of the base. The cap shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that visually performs in the same manner. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

B. Articulation: The frontage of buildings shall be divided into architecturally distinct sections or bays with each section taller than it is wide, unless otherwise noted. Sections or bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that otherwise visually subdivides the wall through at least 50% of its height. The following provisions shall apply:

Façade Width/Use Size	Maximum Bay/Section Width	Minimum Type/Depth of Articulation	Rooflines
Less than 60 feet	30 feet with each section taller than it is wide	Any required element to divide a bay/section shall be at least 12 inches in width and 4 inches in depth	
60 feet—120 feet	30 feet with each section taller than it is wide	At least one change in wall plane is required with a minimum depth of 2 feet and extending at least 20% of the entire length of the façade - all other required dividing elements shall be at least 12 inches in width and 4 inches in depth	At least one change in roofline every 60 feet
Uses greater than 100,000 square feet	Shall not exceed the height of the façade	No walls may extend more than 25% of the length of that side of the building without a minimum change in plane of 2 feet.	At least one change in roofline every 60 feet

C. Expression of Entries: Entries shall be marked by architectural features that emphasize their importance (e.g., tall building features, projecting overhangs, special lighting, awnings and signage).



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Variance Request

Property Address/Location: 1648 Russ Ave (now changed to 1700 Russ Ave)

Property PIN: 8616-36-7164 Property Zoning District: Dellwood, Mixed-Use Overlay

Flood Zone?: NO Historic Property or District?: NO

Signature of property owner of record: Patty Idol, President/CEO
Mountain Credit Union Date: 11/9/2018

*Applicant Name: Mountain Credit Union Applicant Phone #: 828-421-1908

Applicant Address: 38 Maple St, Waynesville, NC 28786

Application must be filed by the owner of the property or by an agent specifically authorized by the owner.

I, Patty Idol, hereby petition the Board of Adjustment for a variance from the provisions of the Town Ordinance Land Development Standards for this property as described below.

Applicable Ordinance Section: 5.10.3.C.2 (Transparency Zone)

Ordinance requirement from which relief is sought: 50% of ground level (by length of wall)

are required to be "transparent"

Variance requested and why (attach additional sheets, maps, or other information as necessary):

Our design shows 40% "transparent" by length of wall and over 50% "transparent" by

area of ground floor wall. We request this be acceptable due to the non-downtown district,

the distance of the building from the street, and the use of the building, a Credit Union that

needs to be, and appear to be, secure and safe for people's money

Applicant Signature: Patty Idol Date: 11/9/2018

Standards of Review for Variances:

1. **General Variance Requests:** The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings:

- a. That there are unnecessary hardships in the way of carrying out the strict letter of this chapter.
- b. Reserved.
- c. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings located in the same land development district.
- d. That the special conditions and circumstances do not result from the actions of the applicant. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- e. That variance is in harmony with general purpose and intent of chapter and preserves its spirit.
- f. That variance is the minimum necessary to afford relief.
- g. That the public safety and welfare have been assured and substantial justice has been done.

2. **Floodplain Development Regulation Variance Requests:**

- a. Variances from the standards set forth in this ordinance for flood damage prevention may be granted. The town must notify the North Carolina Secretary of Crime Control and Public Safety at least thirty (30) days prior to granting the variance.
- b. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state or local laws.
- c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. Variances shall only be issued upon: a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship; and, a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- e. In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:
 - i. The danger that material may be swept onto other lands to the injury of others.
 - ii. The danger to life and property due to flooding or erosion damage.
 - iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - iv. The importance of the services provided by the proposed facility to the community.
 - v. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
 - vi. The compatibility of the proposed use with existing and anticipated development.
 - vii. The relationship of the proposed use to the land development plan and flood damage prevention program for that area.
 - viii. Safety of access to the property in times of flood for ordinary and emergency vehicles.
 - ix. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
 - x. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

3. **Additional Conditions:**

In granting any variance, the Board of Adjustment may attach such conditions to the approval as it deems necessary and appropriate to satisfy the purposes and objectives of this ordinance. The board may also attach conditions in order to reduce or minimize any injurious effect of such variance upon other property in the neighborhood and to ensure compliance with other terms of this chapter.

AUTHORIZATION FOR AGENT TO
APPEAR BEFORE WAYNESVILLE PLANNING BOARD OR
ZONING BOARD OF ADJUSTMENT

The undersigned Owner or Party with a contract or option to purchase that real property located at 1698 Russ Ave (now 1700 Russ Ave) in Waynesville or the ETJ area of Waynesville, North Carolina, has submitted an application which is to be heard in a quasi-judicial or legislative proceeding by the Planning Board of Waynesville, North Carolina. I hereby authorize the following named individual to act as my representative and agent seeking approval at such hearing.

Name of Authorized Agent: Odell Thompson

Title and Company: Mahaley Odell Thompson, Owner, MOT Architect

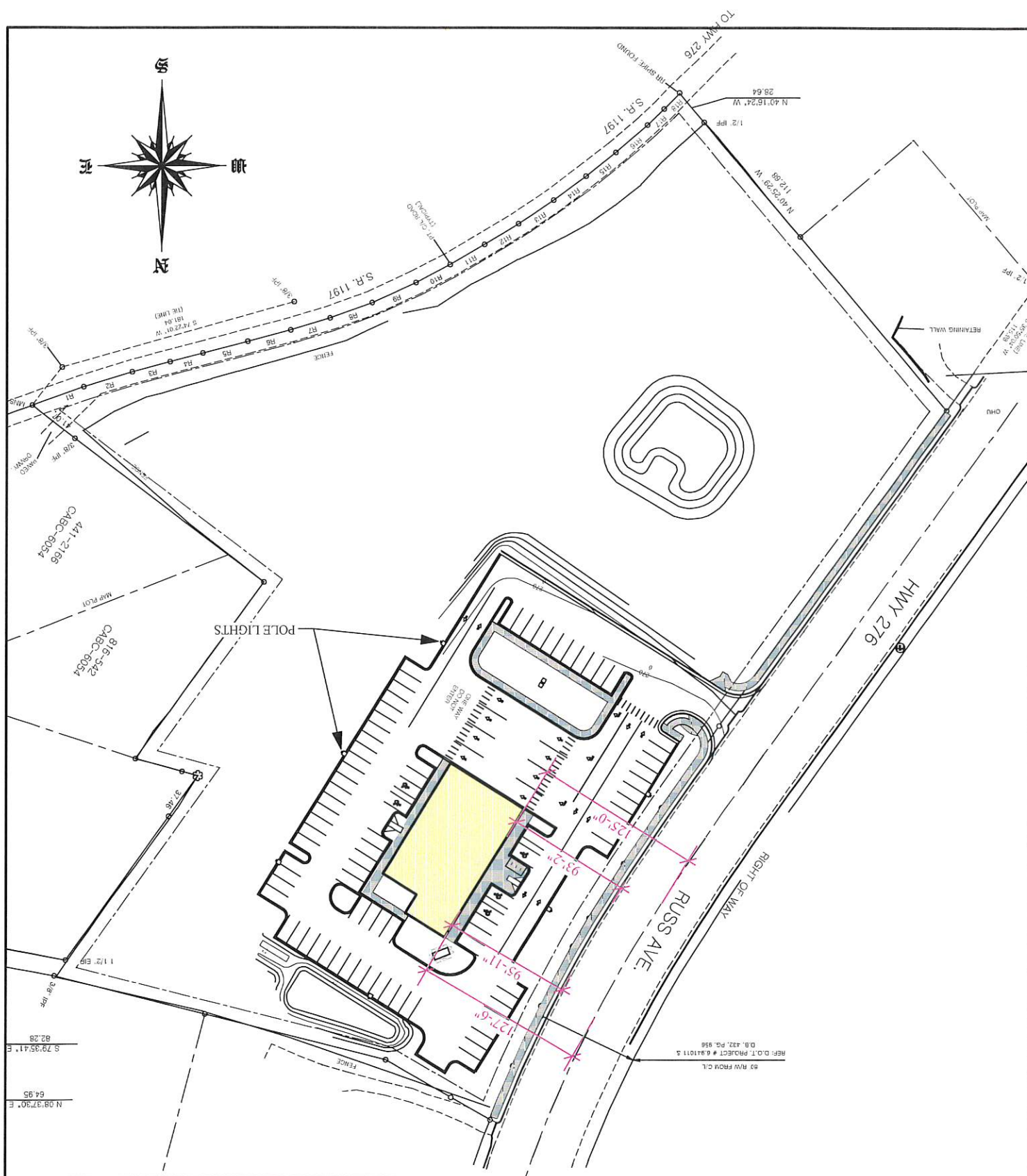
Address: P. O. Box 1983, Sylva, NC 28779

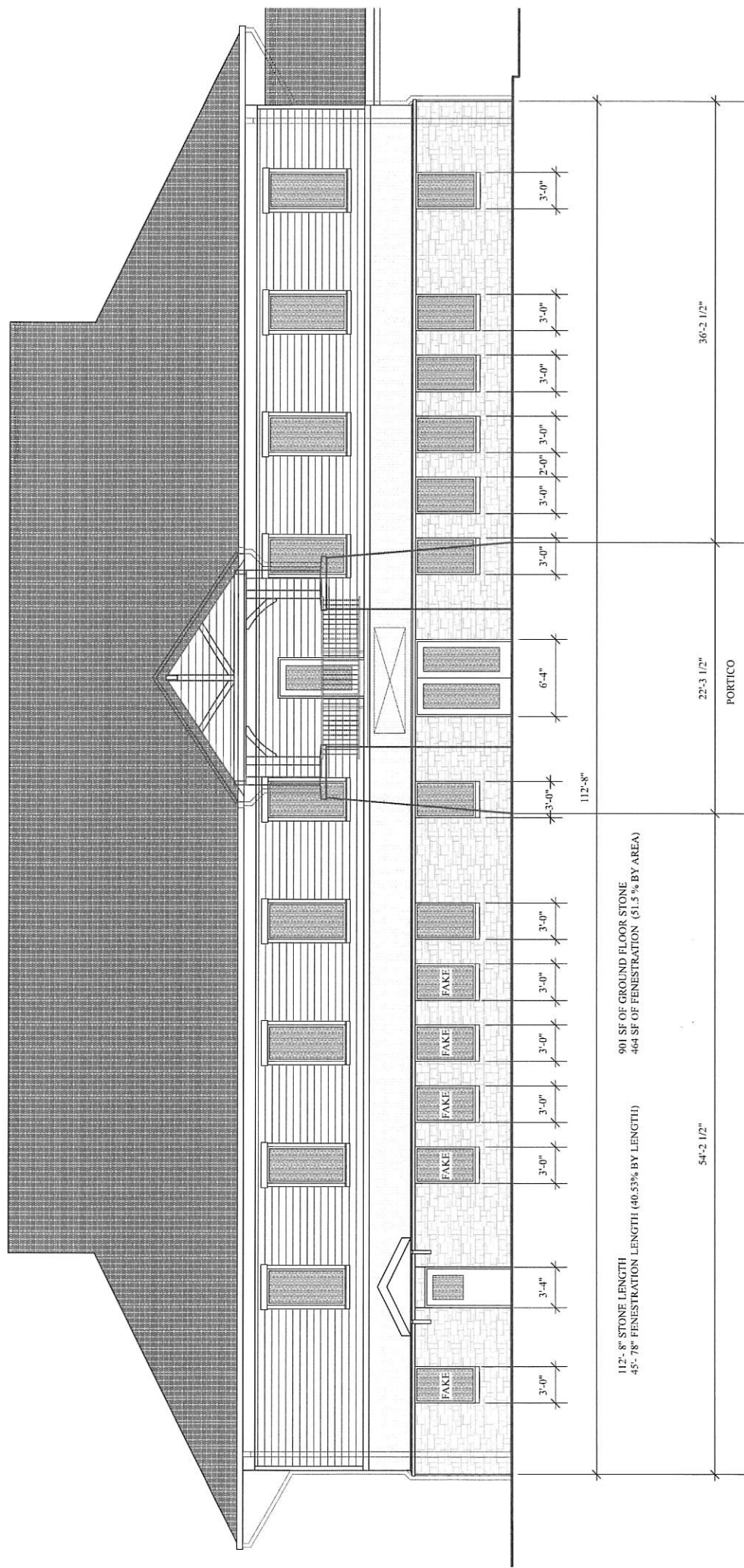
Phone and email: (828) 586-8686 motarch@aol.com

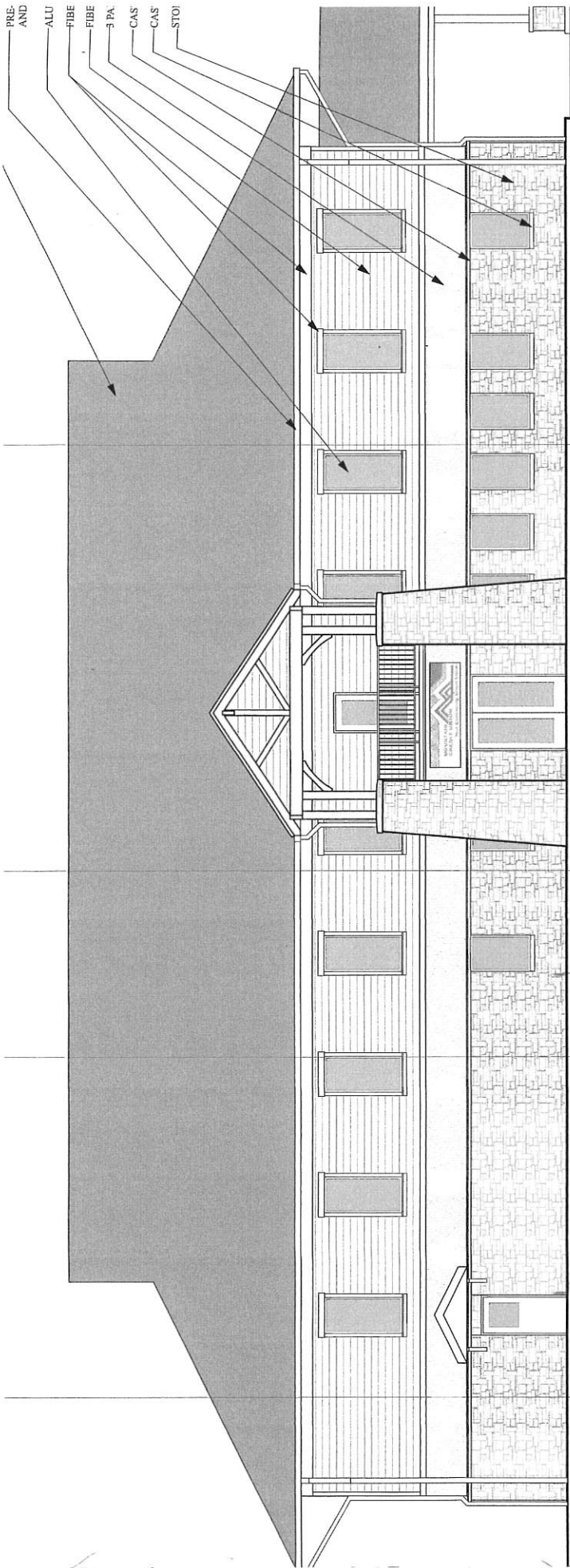
This authorization shall be good through the completion of the project for which the zoning text or map amendment, special use permit, subdivision, variance or appeal, or other Town approval is requested, or until revoked in writing. The Town of Waynesville may rely on this authorization until it is given notice of the revocation of this authorization or of a change of property ownership takes place.

This the 9th day of November, 2018.

Patricia Adair, President/CEO, Mountain Credit Union
Owner or Party with Contractual Interest in Property





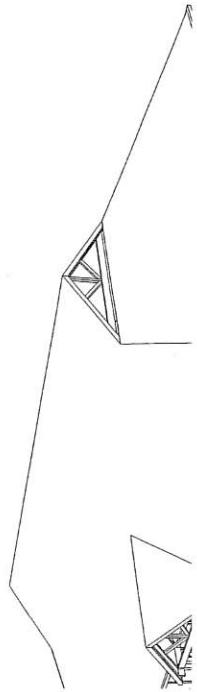
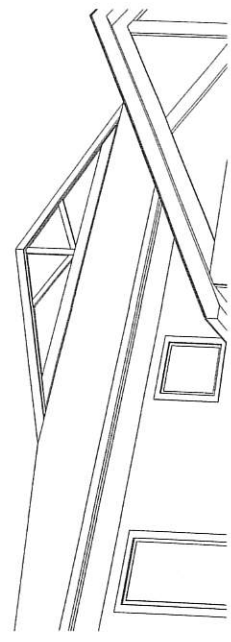
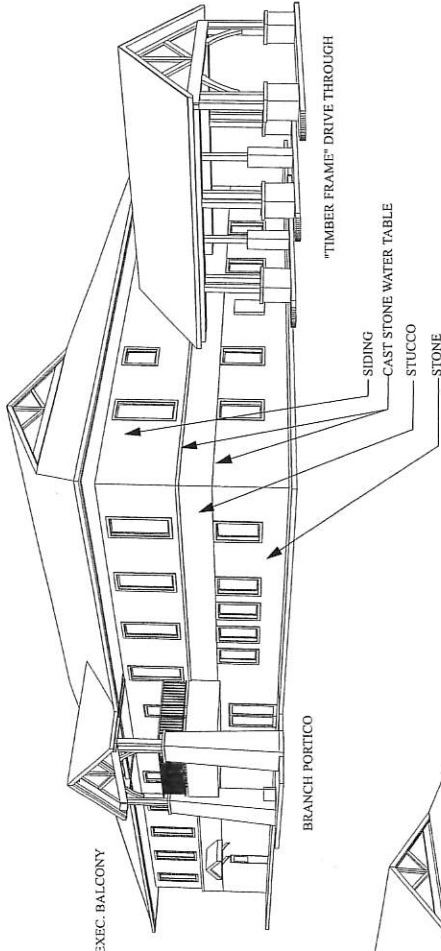


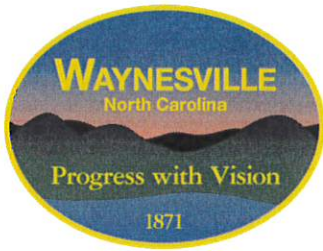
WEST ELEVATION — Ross Ave.

3

Scale: 1/8" = 1'-0"

Blank wall exceeds 20'





TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

November 19, 2018

Town of Waynesville Board of Adjustment

The Town of Waynesville Board of Adjustment will hold a public hearing on Tuesday, December 4, 2018 at 5:30 PM in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider a requested variance of commercial building design guidelines (Land Development Standards Section 5.10) at 1700 Russ Avenue, Tax Parcel Identification Number 8616-36-7164.

For more information please contact Byron Hickox at (828) 452-0401 or Elizabeth Teague at (828) 456-8647, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague
Development Services Director
Town of Waynesville

MARY ELIZABETH SCHULHOFER
SCHULHOFER, WILLIAM D/TR
PO BOX 314
WAYNESVILLE, NC 28786-0314

BIRTHRIGHT PROPERTIES LLC
1855 RUSS AVE
WAYNESVILLE, NC 28786

OSTROM, MARY B
CLAYTON, JAMES PATRICK
310 FAIRFAX AVE
ASHEVILLE, NC 28806

SCHLAPKOHL, ROGER H
SCHLAPKOHL, JOYCE L
126 DEER RUN DR
WAYNESVILLE, NC 28786-6187

NOLAND, BETTY S
287 GOLF COURSE RD
WAYNESVILLE, NC 28786

HENRY, DAVISON DALLAS
HENRY, CARLA WOOD
266 GOLF COURSE RD
WAYNESVILLE, NC 28786

COCHRAN, KATHERINE CONNER
46 MONARCH SQ
WAYNESVILLE, NC 28786

BOLIN, MARTHA P
BOLIN, JOHN CHRISTOPHER
2305 GOLF COURSE RD
WAYNESVILLE, NC 28786

GREENARCH, ROGER E
GREENARCH, DEBRA S
31 BODACIOUS DR
WAYNESVILLE, NC 28786

ERWIN, RHONDA SHIRLENE
SHULER
47 BODACIOUS DR
WAYNESVILLE, NC 28786

ARRINGTON, ROBERT E
ARRINGTON, MARY FOWLER
52 CARL ARRINGTON RD
WAYNESVILLE, NC 28786

MCELROY REAL ESTATE LTD
PTNRP R
PO BOX 1365
LAKE JUNALUSKA, NC 28745

PICKARD, THAD
93-B WORSHAM DR
WAYNESVILLE, NC 28786

O'BRIEN, THOMAS E
JACOBSEN, BEVERLY K
PO BOX 614
LAKE JUNALUSKA, NC 28745

HAMMETT, KRISTEN/TR
KRISTEN HAMMETT LIVING TRUST
164 AUGUSTA CIR
WAYNESVILLE, NC 28786

RAY, RETTA R
132 BRIER LN
MAGGIE VALLEY, NC 28751

Zoning Board of Adjustment Staff Report

Subject: Variance of the commercial building design guidelines for a proposed commercial building located at 62 Overbrook Drive, Land Development Standards Section 5.10
Applicant: Jackie Rich
Meeting Date: December 4, 2018

Summary Information:

Application Date: November 13, 2018
Proposed Location: 62 Overbrook Drive – PIN 8615-79-2340
Property Owner: Jackie Rich
Acreage of site: 0.81 acres
Zoning District: North Main Neighborhood Center
Existing Development: Undeveloped lot

Background:

The subject property consists of 0.81 acres, at the corner of Overbrook Drive and Broadview Road. The lot has been graded, some site work has been done, and the building is approximately 35% built. The proposed development is the construction of a new 1-story building with a footprint of 6,960 square feet divided into three separate tenant spaces.

Section 5.10.3(C)2 of the Land Development Standards states that “At least fifty (50) percent of the length of building along the side street building façade” must be comprised of transparent glazing. The proposed building has a façade along Broadview Road that is 120 feet in length. Therefore, 60 feet of transparent glazing would be required on this façade. The applicant has proposed a building with 27 feet of transparent windows and doors. This amount of glazing would only constitute 22.5 percent of the building’s façade, 27.5 percent short of the design guideline requirement.

The building’s relation to Broadview Road is somewhat different than a typical new commercial development. The property sits south of an existing commercial development which fronts along North Main Street. The developer has chosen to also orient the new development towards North Main Street, which is a thoroughly commercially developed street. This will allow for better visibility and the possibility of future connectivity to North Main Street, lessening the impact on other non-commercial streets. Because of the building’s design and placement on the lot, the Broadview Road façade is actually a rear façade. Being the true rear of the building, this is the location of storage areas, mechanical rooms, and a proposed kitchen. These interior uses are not well suited to an overabundance of windows due to privacy and security concerns.

While the developer is seeking relief from the glazing requirements along the Broadview Road façade, the front (north) façade of the building exceeds the minimum glazing requirement, with 55 percent of its façade comprised of transparent windows and doors.

Current zoning is North Main Neighborhood Center. The purpose and intent of this district as established by the Land Development Standards, Section 2.3.5(A) states:

The **North Main Street Neighborhood Center District (NM-NC)** is a mixed use district that forms the gateway into town from the northeast. The setting of this district is important as it frames Eagles Nest Mountain at the apex of the hill on North Main and forms a forced perspective to the "center" of the district — the intersection of Walnut and Main Streets. As a result, maintaining inviting vistas down Main Street and creating an attractive public realm are the objective of many of the standards set forth for this district. Street walls, boulevard trees and sign control will all be important in meeting these objectives as the street is redesigned. Working to keep traffic congestion to a minimum in this area will require the use of rear access drives, side street entrances and shared driveway connections. The uses found in the North Main Street Boulevard District serve not only the surrounding neighborhoods, but all of the Waynesville community and are varied in nature.

Surrounding Land Use/Zoning Patterns:

Surrounding land use is residential to the east and south and commercial to the north and west. The property is bordered along its entire eastern edge by Overbrook Drive and along its entire southern edge by Broadview Road. All contiguous properties to the north, east, and west are also located within the North Main Neighborhood Center District, while the contiguous properties to the south are located within the East Waynesville Urban Residential District.

Proposed Variance:

The requested variance would permit the developer to construct a new building with a design that incorporates glazing (windows and doors) as 22.5 percent of the Broadview Road façade. The building will otherwise comply with the Town of Waynesville's commercial building design standards.

Town staff has encountered previous proposed developments for which the glazing requirements were extremely difficult to meet. The 50 percent requirement for glazing along a street side façade seems to have been conceived with a downtown style building in mind, and would make sense in such a setting. However, in Neighborhood Center Districts, which usually adjoin residential districts, this amount of glazing, especially along a side or rear street, seems excessive.

Staff offers the following comments regarding the findings that must be considered by the Zoning Board of Adjustment:

- (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - The requirement of 50 percent of glazing along the rear street façade of the proposed building would greatly impact the overall function of the building. As a commercial development, there are specific uses of the interior space that require enhanced privacy and security or a specific function, which windows would not permit.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- The building's location is within the NM-NC district, and it fronts North Main Street with the Broadview Road façade serving as the rear of the building. The properties across Broadview Road, and far to the south, are residential. The requirement of a large amount of glazing along this façade would seem to be out of character with this neighborhood.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- The hardship is not the result of actions taken by the property owner. In fact, the developer has exceeded the minimum glazing requirements along the front of the building and is simply asking for the true rear façade of the building to be treated and designed as such.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
- Staff consensus is that the building's design meets these standards. 22.5 percent glazing is a significant amount of windows and doors on the rear façade of the proposed building. Staff consensus is that the addition of more windows or doors would hinder the tenants' ability to effectively use their spaces for various commercial uses.

Public Notice:

Notice of the Public Hearing was mailed to owners of property within 100 feet of the subject property on November 19, 2018. Notice was submitted to local media on November 20, 2018.

ALL ABOUT YOU FROM HEAD TO TOE INC
3 BRADFORD CIR
WAYNESVILLE, NC 28786

PIN: 8615-79-2340

Legal Ref: 952/2363

Add Ref: CAB C/2855

CAB C/1386

Site Information

NORTH MAIN COMMONS

62 OVERBROOK DR

Heated Area: 0

Year Built: 0

Total Acreage: 0.81

Township: TOW

Site Value Information

Land Value: \$133,700

Building Value: \$0

Market Value: \$133,700

Deferred Value:

Assessed Value: \$133,700

Sale Price:

Sale Date: 6/5/2018



1 inch = 50 feet

November 29, 2018

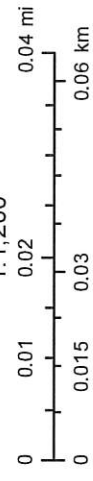
Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

1170
8545
491
39
61
465
89
435
28
1082
1092
1078
1088
1062
1034
145
1308
152
140
104
187
191
157
166
212
365
166

North Main Street Neighborhood Center
Commercial

East Waynesville Urban Residential
Residential

1:1,200



Town of Waynesville Code of Ordinances Land development Standards Excerpt

5.10 - Mixed-Use/Commercial Building Design Guidelines.

The following standards are applicable to all Mixed-use and Commercial building types.

5.10.1 Minimum Height (Mixed-Use Buildings Only).

The minimum height on the front elevation shall be two (2) stories.

5.10.2 Facade Materials.

A. **Materials:** Commercial building walls visible from a public street or civic space shall be primarily standard brick, stacked stone, stone or stone masonry units, wood clapboard, cementitious fiber board, or exposed heavy timber. Glass curtain walls may be approved subject to Design Review to ensure the styling and details are appropriate for the context. Decorative concrete masonry units (CMU) and exterior insulation finishing systems (EIFS) may be used on facades not facing a public street or civic space or as a secondary building material only (less than 25% of the wall area) on primary frontage facades.

B. **Balance of Wall Materials:** When two or more materials are used on a façade, the heavier material shall be placed below the lighter material (e.g., siding over brick) to give the sense of support and grounding.

5.10.3 Ground Level Detailing.

A. **Minimize Blank Walls:** Expanses of blank walls facing streets (excluding rear access drives or alleys) or public civic spaces may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)

B. **Ground-Level Glazing:** Window glazing and doorways shall be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way. All ground level windows shall provide direct views to the building's interior extending a minimum of 6 feet behind the window.



C. Transparency Zone: Glazing that is transparent under all lighting conditions shall extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing shall extend from the corner of the front facade for a depth equal to:

1. Mixed-Use Buildings: At least sixty-five (65) percent of the length of building along the side street building facade.
2. Commercial Buildings: At least fifty (50) percent of the length of building along the side street building facade.
3. Commercial Buildings with Uses Greater than 100,000 sq ft: At least twenty-five (25) percent of the length of building along the side street building facade. (from 154.212.E)

D. Canopies/Awnings: A building canopy, awning, or similar weather protection may be provided and should project a minimum of 5 feet from the façade.

E. Ventilation Grates and Emergency Exit Doors: Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative. Unless otherwise required by the building code, such grates and doors shall be located away from pedestrian spaces (sidewalks and pedestrian paths).

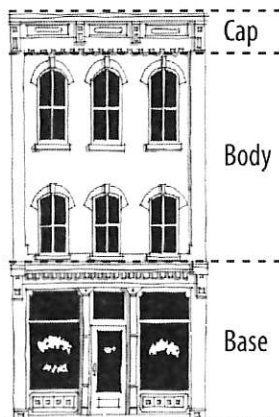
5.10.4 Utilities.

A. Rooftop Equipment: All rooftop equipment shall be screened from view to the extent practical given the varied topography of Waynesville. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the otherwise utilitarian equipment (e.g., painting the equipment to match the building) may be approved by the Administrator.

B. Wall Mounted Equipment: No wall-mounted building utility service equipment (e.g., electrical house panel boxes) shall be placed on the public street right-of-way side of the building.

5.10.5 Façade Articulation.

Articulation involves the horizontal and vertical variation of the façade so that walls are subdivided into bays or sections that are vertically proportioned. The following provisions for façade articulation shall apply to any façade visible from a public street or civic space. For buildings set back more than 200 feet from the street, the standards in this subsection apply only to the primary façade facing the street.

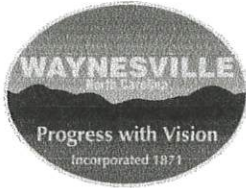


A. Vertical Elements: All architectural elevations of principal buildings [over 20 feet in height] visible from a public street or civic space shall have a clearly discernable base, body, and cap. The base shall occupy the lowest portion of the elevation, shall have a height of at least three (3) feet, and be constructed of a masonry material. The component described as the body shall constitute a minimum of 50% of the total building height. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a dimension that does not exceed the height of the base. The cap shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that visually performs in the same manner. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

B. Articulation: The frontage of buildings shall be divided into architecturally distinct sections or bays with each section taller than it is wide, unless otherwise noted. Sections or bays shall be visually established by architectural features such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element that otherwise visually subdivides the wall through at least 50% of its height. The following provisions shall apply:

Façade Width/Use Size	Maximum Bay/Section Width	Minimum Type/Depth of Articulation	Rooflines
Less than 60 feet	30 feet with each section taller than it is wide	Any required element to divide a bay/section shall be at least 12 inches in width and 4 inches in depth	
60 feet—120 feet	30 feet with each section taller than it is wide	At least one change in wall plane is required with a minimum depth of 2 feet and extending at least 20% of the entire length of the façade - all other required dividing elements shall be at least 12 inches in width and 4 inches in depth	At least one change in roofline every 60 feet
Uses greater than 100,000 square feet	Shall not exceed the height of the facade	No walls may extend more than 25% of the length of that side of the building without a minimum change in plane of 2 feet.	At least one change in roofline every 60 feet

C. Expression of Entries: Entries shall be marked by architectural features that emphasize their importance (e.g., tall building features, projecting overhangs, special lighting, awnings and signage).



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

Variance Request

Property Address/Location: 62 OVERBROOK DR

Property PIN: 8615-79-2340 Property Zoning District: NORTH COMMONS

Flood Zone?: NO Historic Property or District?: NO

Signature of property owner of record: [Signature] Date: OR 10-11-13-18

*Applicant Name: JACKIE RECH Applicant Phone #: (865) 454-0111

Applicant Address: 3 BRADFORD CIRCLE WAYNESVILLE NC 28786
Application must be filed by the owner of the property or by an agent specifically authorized by the owner.

I, JACKIE RECH, hereby petition the Board of Adjustment for a variance from the provisions of the Town Ordinance Land Development Standards for this property as described below.

Applicable Ordinance Section: 5.10.3 FACADE MATERIALS - GROUND LEVEL DETAILING SECTION C, #2

Ordinance requirement from which relief is sought: TRANSPARENCY ZONE - GLAZING #3 - "AT LEAST FIFTY (50) PERCENT OF THE LENGTH OF BUILDING ALONG THE SIDE STREET BUILDING FACADE."

Variance requested and why (attach additional sheets, maps, or other information as necessary):

* SEE ATTACHED *

Applicant Signature: _____

Date: _____

Standards of Review for Variances:

1. **General Variance Requests:** The Board of Adjustment shall not grant a variance unless and until it makes all of the following findings:

- a. That there are unnecessary hardships in the way of carrying out the strict letter of this chapter.
- b. Reserved.
- c. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings located in the same land development district.
- d. That the special conditions and circumstances do not result from the actions of the applicant. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- e. That variance is in harmony with general purpose and intent of chapter and preserves its spirit.
- f. That variance is the minimum necessary to afford relief.
- g. That the public safety and welfare have been assured and substantial justice has been done.

2. **Floodplain Development Regulation Variance Requests:**

- a. Variances from the standards set forth in this ordinance for flood damage prevention may be granted. The town must notify the North Carolina Secretary of Crime Control and Public Safety at least thirty (30) days prior to granting the variance.
- b. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result or when the variance will make the structure in violation of other federal, state or local laws.
- c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- d. Variances shall only be issued upon: a showing of good and sufficient cause; a determination that failure to grant the variance would result in exceptional hardship; and, a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- e. In passing upon variances, the Board of Adjustment shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this chapter and:
 - i. The danger that material may be swept onto other lands to the injury of others.
 - ii. The danger to life and property due to flooding or erosion damage.
 - iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - iiii. The importance of the services provided by the proposed facility to the community.
 - v. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
 - vi. The compatibility of the proposed use with existing and anticipated development.
 - vii. The relationship of the proposed use to the land development plan and flood damage prevention program for that area.
 - viii. Safety of access to the property in times of flood for ordinary and emergency vehicles.
 - ix. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
 - x. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

3. **Additional Conditions:**

In granting any variance, the Board of Adjustment may attach such conditions to the approval as it deems necessary and appropriate to satisfy the purposes and objectives of this ordinance. The board may also attach conditions in order to reduce or minimize any injurious effect of such variance upon other property in the neighborhood and to ensure

VARIANCE REQUEST:

Variance requested to reduce glazing (window) requirements from the side of building facing "Broadview".

Ordinance requires 50% of building facing a side street to contain glazing (glass).

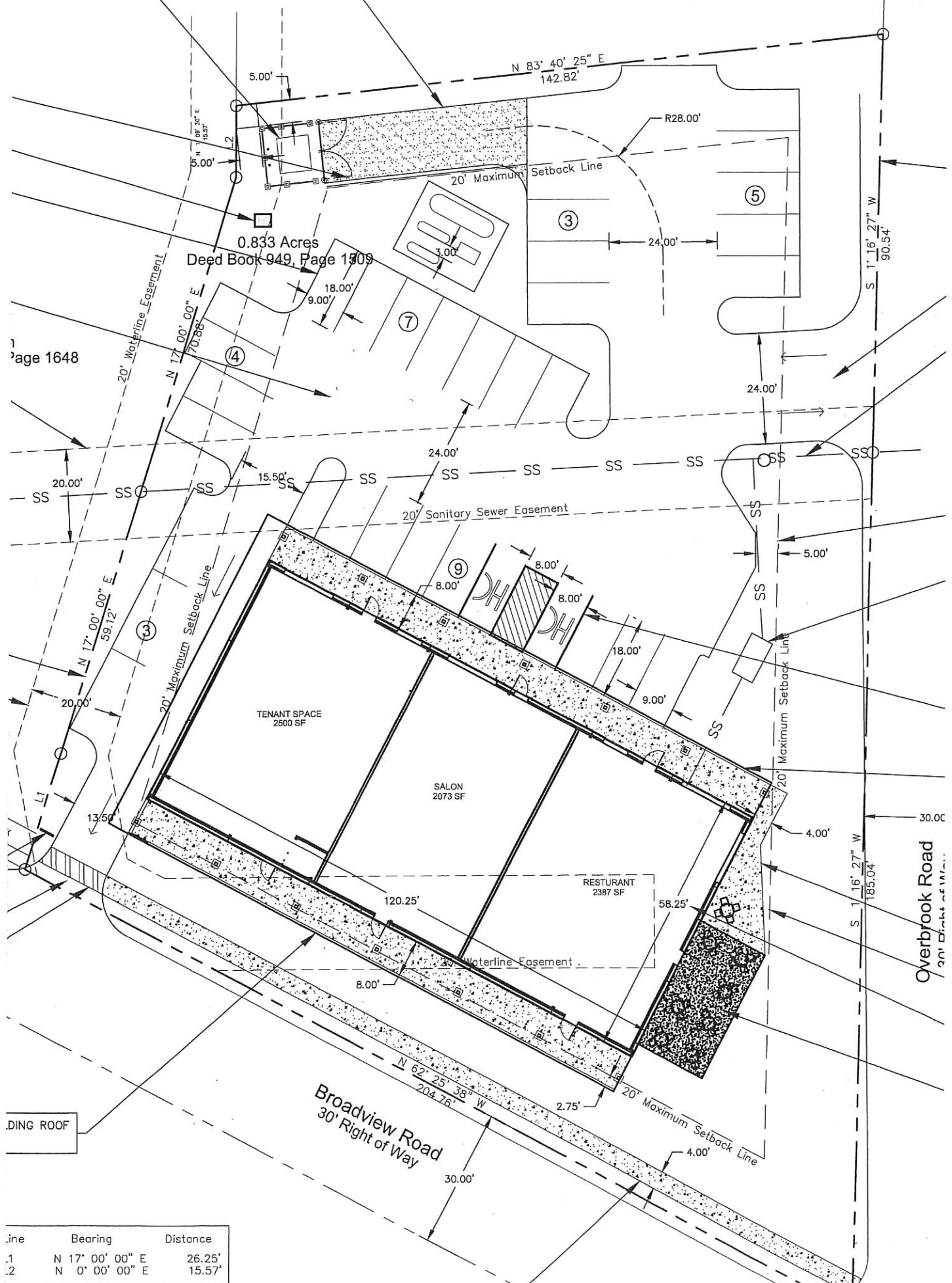
Building is 120' long facing Broad Street which requires this wall to contain 60' of glazing to meet ordinance requirements.

Currently, building design allows for 27' of glass. This consist of (3) 3' wide glass entry doors and (2) 6' wide x 4' high windows and (1) 6' wide x 3' high window. This totals 22.5% of glass facing "Broadview" which is 27.5% less than required by this ordinance. (See "Attachment "A" Drawings and field pic #1)

BASIS FOR REQUEST:

- 1) The orientation of this property and its relative location to "North Main St" made it necessary to face the front of the building towards "North Main St". This resulted in the rear of the building facing "Broadview". It should be noted that "Broadview" is a side street and all structures directly across the street are residential homes. The side of the building that faces "North Main" does in fact exceed the 50% window glazing requirements. (See Attachment "A" and field pic #2A & #2B) Window / Door schedule facing "North Main St" includes (3) 3' glass door entrances, (2) 12' wide x 4' high glass windows, (2) 6' wide x 4' high glass windows, (1) 9' wide x 4' high glass window for a total of 66' of glass (55% of glass coverage).
- 2) As documented in the Google Earth (pic 2A) and property deeds, an "established commercial easement" from "Overbrook Dr" existed prior to the development of this property. There is an established flow of commercial traffic from "North Main St" via "Overbrook Dr" on to this property. For this reason, it simply made sense to orientate the "front" of the building toward "North Main St." See pic #2
- 3) By design, "no" parking or public commercial entrance will be provided on the "Broadview" side of this building. (See Field pic #1) and Site Plan, "Attachment B"
- 4) The design intent of this development was to present the "commercial" side of this building to "North Main St" like most other commercial buildings in this area. In doing so, the side of the building facing "Broadview" became the "back" of the building which faces all residential housing.
- 5) This configuration resulted in all tenants (3 total), locating equipment and internal building features normally located in the "rear" of a commercial building on the Broadview side of the building. In doing so, complicates the ability to meet the 50% glazing requirement facing "Broadview".

- 6) The engineered steel building requires support cables to maintain the structural integrity of this building. There is a 20' section of the building façade facing "Broadview" that contains these cables. This section of wall does not allow for doors or windows to be installed in this section of the building. This constitutes 16.6% of the façade facing "Broadview". (See Pic #3)



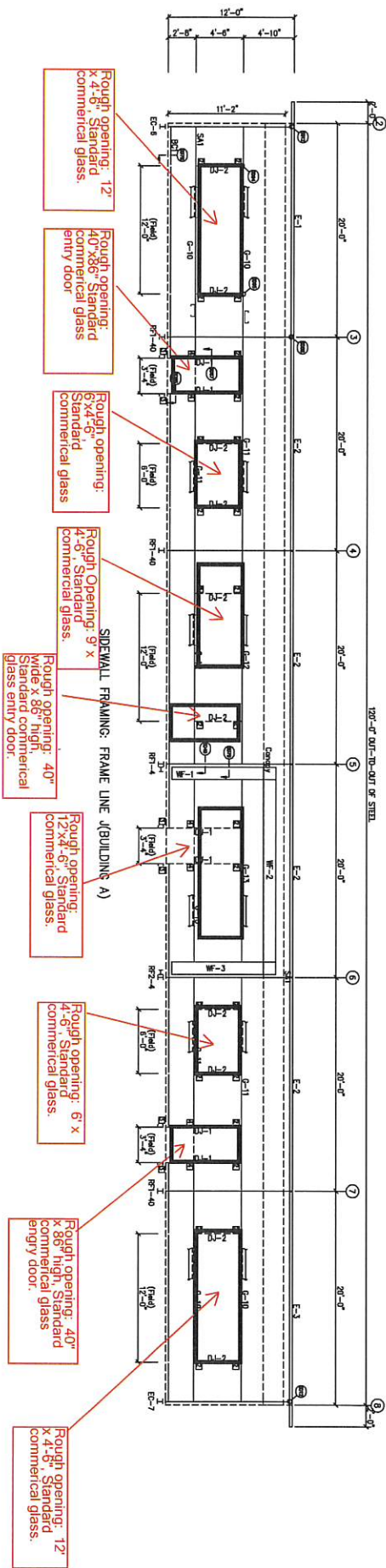
Line	Bearing	Distance
1	N 17° 00' 00" E	26.25'
2	N 0° 00' 00" E	15.57'

Front of Building Facing "North Main St"

Los Amigos

All About You Salon

Unleased Commercial Space



SIDEWALL SHEETING & TRIM: FRAME LINE (BUILDING A)

PHASES 25 OR PER - RAINC RAIL
[A] PHASES 25 OR PER - RAINC RAIL (Type)

"ATTACHMENT A"
PAGE #3

DRAWING STATUS

NO.	DATE	REVISION	BY	CHKD	DATE	REVISION	BY	CHKD
1	6/25/18	FOR PERMIT	WJ	WJ	6/25/18	FOR PERMIT	WJ	WJ
2	6/25/18	FOR CONSTRUCTION	WJ	WJ	6/25/18	FOR CONSTRUCTION	WJ	WJ

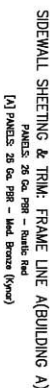
INLAND BUILDINGS
2141
PHONE: 908.434.1100
FAX: 908.434.1100

PROJECT: OVERBROOK DRIVE
ADDRESS: 379 WALNUT ST
CITY: WAYNESVILLE, NC 28786

DATE: 6/25/18
BY: WJ
CHKD: WJ
PROJECT: 140003

NSA
APR
DATE

Los Amigos



"ATTACHMENT A"
PAGE #4

DRAWING STATUS			
NO.	DATE	DESCRIPTION	BY / CPO
1	6/27/78	FOR CONSTRUCTION	MS
<input type="checkbox"/> DES. APPROVAL - MEANS FOR APPROVAL, AND IF APPROVAL NOT OBTAINED, THE DRAWING SHALL BE REJECTED AND NO FURTHER WORK SHALL BE PERMITTED.			
<input type="checkbox"/> CONSTRUCTION - MEANS FOR CONSTRUCTION, AND IF CONSTRUCTION NOT OBTAINED, THE DRAWING SHALL BE REJECTED AND NO FURTHER WORK SHALL BE PERMITTED.			
<input type="checkbox"/> FINAL - MEANS FOR FINAL, AND IF FINAL NOT OBTAINED, THE DRAWING SHALL BE REJECTED AND NO FURTHER WORK SHALL BE PERMITTED.			

GENERAL INFORMATION		PROJECT INFORMATION	
NO.	DATE	DESCRIPTION	BY / CPO
1	6/27/78	FOR CONSTRUCTION	MS
<input type="checkbox"/> DES. APPROVAL - MEANS FOR APPROVAL, AND IF APPROVAL NOT OBTAINED, THE DRAWING SHALL BE REJECTED AND NO FURTHER WORK SHALL BE PERMITTED.			
<input type="checkbox"/> CONSTRUCTION - MEANS FOR CONSTRUCTION, AND IF CONSTRUCTION NOT OBTAINED, THE DRAWING SHALL BE REJECTED AND NO FURTHER WORK SHALL BE PERMITTED.			
<input type="checkbox"/> FINAL - MEANS FOR FINAL, AND IF FINAL NOT OBTAINED, THE DRAWING SHALL BE REJECTED AND NO FURTHER WORK SHALL BE PERMITTED.			



TOWN OF WAYNESVILLE

Development Services Department

PO Box 100

9 South Main Street

Waynesville, NC 28786

Phone (828) 456-8647 • Fax (828) 452-1492

www.waynesvillenc.gov

November 19, 2018

Town of Waynesville Board of Adjustment

The Town of Waynesville Board of Adjustment will hold a public hearing on Tuesday, December 4, 2018 at 5:30 PM in the Town Hall Board Room, located at 9 South Main Street, Waynesville, NC to consider a requested variance of commercial building design guidelines (Land Development Standards Section 5.10) at 62 Overbrook Drive, Tax Parcel Identification Number 8615-79-2340.

For more information please contact Byron Hickox at (828) 452-0401 or Elizabeth Teague at (828) 456-8647, or by mail at 9 South Main Street, Suite 110, Waynesville, NC 28786.

Elizabeth Teague
Development Services Director
Town of Waynesville

**SMITH THOMAS LEE
SMITH SHIRLEY C
166 BROADVIEW RD
WAYNESVILLE NC 28786**

**MEDFORD MICHAEL
1062 N MAIN ST
WAYNESVILLE NC 28786**

**BOULAY DAVID JAMES
PO BOX 225
LAKE JUNALUSKA NC 28745**

**DIXSON DENNIS W
DIXSON MILDRED
L508 BIG COVE RD
WAYNESVILLE NC 28786**

**SMITH THOMAS LEE
SMITH SHIRLEY C
166 BROADVIEW RD
WAYNESVILLE NC 28786**

**G & G WNC LLC A NC LLC
1136 N MAIN ST
WAYNESVILLE NC 28786**

**MEDFORD GEORGE MICHAEL
1034 N MAIN ST
WAYNESVILLE NC 28786**

**MASSIE WALLACE B
MASSIE LINDA S
39 OVERBROOK DR
WAYNESVILLE NC 28786**

**ALL ABOUT YOU FROM HEAD TO
TOE INC
3 BRADFORD CIR
WAYNESVILLE NC 28786**

**GRESHAM WARREN W
89 OVERBROOK DR
WAYNESVILLE NC 28786-3520**

**ELEMENTS SALON LLC
140 BROADVIEW RD
WAYNESVILLE NC 28786**

**KREITZBURG KAREN L
365 EAST MARSHALL ST
WAYNESVILLE NC 28786**

**SATTERFIELD FRANCES
61 OVERBROOK DR
WAYNESVILLE NC 28786**

**SMITH SUE
80 FILTER PLANT RD
CANTON NC 28716**

**MEDFORD MICHAEL
1062 N MAIN ST
WAYNESVILLE NC 28786**